

DESCRIPTION	OBJECTIVE	DESIGN CRITERIA	PROPOSED	COMPLIANCE
Part 4 – Siting the Development				
Site Analysis	Objective 3A-1 Site analysis illustrates that design decisions have been based on opportunities and constraints of the site conditions and their relationship to the surrounding context.		The site survey included with this submission, and the site analysis contained within the architectural plans addresses the potential opportunities and constraints of the site. The Statement of Environmental Effects (SoEE) also documents the site location and local context in relation to surrounding development.	YES
Orientation	Objective 3B-1 Building types and layouts respond to the streetscape and site while optimising solar access within the development.		The building layout has been designed to face Whistler St and potential water views to the northeast. The site's eastern orientation limits the extent of building achieving a good northern aspect while responding consistently with the existing street scape. Careful façade modulation which includes having both the living rooms to the easterly street façade enable solar access compliance to be achieved	YES
	Objective 3B-2 Overshadowing of neighbouring properties is minimised during mid winter.		Creation of the rear courtyards allows a shaft of sun to move over the sites to the south. Shadow diagrams contained within the architectural plans demonstrate that there are no unreasonable shadow impacts on neighbouring properties.	YES
Public Domain Interface	Objective 3C-1 Transition between private and public domain is achieved without compromising safety and security.		Ground floor retail and commercial use facilitates activate frontages to Whistler St. Living areas and balconies have been orientated towards the public domain to facilitate a safe and secure transition between the private and public spaces. The glass awning allows visibility from apartments above to the entry to the residential lobby contributing to	YES

21 WHISTLER ST MANLY – MIXED USE DEVELOPMENT

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			passive surveillance.	
	Objective 3C-2 Amenity of the public domain is retained and enhanced.		A new street awning is proposed with varying materials to accentuate the access points of the site and provide weather protection to passing pedestrians and patrons of the proposed retail / commercial spaces.	YES
Communal and Public Open Space	Objective 3D-1 An adequate area of communal open space is provided to enhance residential amenity and to provide opportunities for landscaping.	1. Communal open space has a minimum area equal to 25% of the site (see figure 3D.3 of ADG).	There are two small communal courtyards at the rear of the site. The site within 200metres of Manly Beach ,150metres to Manly Oval, 200metres to Belgrave St Park ,90 metres to the Sydney Rd Plaza and 60metres to Short St Plaza The area has manly cafes , bars and restaurants within easy walking distance of the site.	VARIATION +
		2. Developments achieve a minimum of 50% direct sunlight to the principal usable part of the communal open space for a minimum of 2 hours between 9am and 3pm on 21 June (mid winter).	The northern courtyard achieves compliance with the solar access requirements	VARIATION
	Objective 3D-2 Communal open space is designed to allow for a range of activities, respond to site conditions and be attractive and inviting.		The landscape Architect's scheme provides a landscaped environment	YES
	Objective 3D-3 Communal open space is designed to maximise safety.		The proposed areas of communal open space are on the first floor.	YES
	Objective 3D-4 Public open space, where provided, is response to the		Public open space is not included as part of the proposed	N/A

21 WHISTLER ST MANLY – MIXED USE DEVELOPMENT

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	existing pattern and uses of the neighbourhood.		development.																								
Deep Soil Zones	Objective 3E-1 Deep soil zones provide areas on the site that allow for and support healthy plant and tree growth. They improve residential amenity and promote management of water and air quality.	Deep soil zones are to meet the following minimum requirements: <table><tr><th>SITE AREA</th><th>MINIMUM DIMENSIONS</th><th>DEEP SOIL ZONE (% OF SITE AREA)</th></tr><tr><td>Less than 650m²</td><td>-</td><td rowspan="4">7%</td></tr><tr><td>650m²– 1500m²</td><td>3m</td></tr><tr><td>Greater than 1500m²</td><td>6m</td></tr><tr><td>Greater than 1500m² with significant tree cover</td><td>6m</td></tr></table>	SITE AREA	MINIMUM DIMENSIONS	DEEP SOIL ZONE (% OF SITE AREA)	Less than 650m ²	-	7%	650m ² – 1500m ²	3m	Greater than 1500m ²	6m	Greater than 1500m ² with significant tree cover	6m	.	N/A											
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Visual Privacy	Objective 3F-1 Adequate building separation distances are shared equitably between neighbouring sites, to achieve reasonable levels of external and internal visual privacy.	Separation between windows and balconies is provided to ensure visual privacy is achieved. Minimum required separation distances from buildings to the side and rear boundaries are as follows: <table><tr><th>BUILDING HEIGHT</th><th>HABITABLE ROOMS AND BALCONIES</th><th>NON-HABITABLE ROOMS</th></tr><tr><td>Up to 12m (4 storeys)</td><td>6m</td><td>3m</td></tr><tr><td>Up to 25m (5-8 storeys)</td><td>9m</td><td>4.5m</td></tr></table>	BUILDING HEIGHT	HABITABLE ROOMS AND BALCONIES	NON-HABITABLE ROOMS	Up to 12m (4 storeys)	6m	3m	Up to 25m (5-8 storeys)	9m	4.5m	The separation distances from the rear boundary is summarised as follows: <table><tr><th rowspan="2">BUILDING HEIGHT</th><th colspan="2">HABITABLE ROOMS AND BALCONIES</th></tr><tr><th>West (Side)</th><th>North/South (Side)</th></tr><tr><td>Ground</td><td>Zero</td><td>Zero</td></tr><tr><td>1-4 Storeys</td><td>5.9 m</td><td>Zero</td></tr><tr><td></td><td></td><td></td></tr></table> The existing non-compliant rear setback of the neighbouring	BUILDING HEIGHT	HABITABLE ROOMS AND BALCONIES		West (Side)	North/South (Side)	Ground	Zero	Zero	1-4 Storeys	5.9 m	Zero				YES
BUILDING HEIGHT	HABITABLE ROOMS AND BALCONIES	NON-HABITABLE ROOMS																									
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21 WHISTLER ST MANLY – MIXED USE DEVELOPMENT

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		<div>Over 25m (9+ storeys)</div> <div>12m</div> <div>6m</div> <p>Note: Separation distances between buildings on the same site should combine required building separations depending in the type of room.</p>	<p>buildings create a challenge for building separation</p> <p>Levels 1 to Level 4 of the proposed development have a 5.9 m setback to the window line Privacy screen have been incorporated at windows to mitigate the impact of the non-compliance of the neighbouring building. Substantial planters have also been incorporated in the Level 1 setback zone to address the adjacent building's setback non-compliance.</p>	
	Objective 3F-2 Site and building design elements increase privacy without compromising access to light and air, and balance outlook and views from habitable rooms and private open space.		Privacy screens have been incorporated to the Whistler St Facade have been incorporated in order to maintain daylight and air to the rooms while ensuring privacy between neighbours.	YES
Pedestrian Access and Entries	Objective 3G-1 Building entries and pedestrian access connects to and addresses the public domain.		The residential building entry and pedestrian access is provided from Whistler St The residential entry is accentuated by alternative awning levels and materials.	YES
	Objective 3G-2 Access, entries and pathways are accessible and easy to identify.		Building access areas, entries are clearly visible from the public domain. The ground floor has been designed to minimise level changes along pathways and entries and circulation are in accord with the Access Consultants requirements.	YES
	Objective 3G-3 Large sites provide pedestrian links to access to streets and connection to destinations.			NA
Vehicle Access	Objective 3H-1 Vehicle access points are designed and located to achieve safety, minimise conflicts between pedestrians and vehicles and create high		TTPA have prepared a traffic impact assessment which indicates how vehicle and pedestrian conflict is minimised.	YES

21 WHISTLER ST MANLY – MIXED USE DEVELOPMENT

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	quality streetscapes.		<p>The preferred vehicle access to the site is to be located adjacent to 33 Belgrave St which runs through to Whistler St</p> <p>A single vehicle access point is proposed at this location to achieve safety and to minimise conflicts between vehicles entering the site and patrons /residents on the footpath.</p>	
Bicycle and Car Parking	Objective 3J-1 Car parking is provided based on proximity to public transport in metropolitan Sydney and centres in regional areas.	<p>For development in the following locations:</p> <ul style="list-style-type: none"> On sites that are within 800 metres of a railway station or light rail stop in the Sydney Metropolitan area; or On land zoned, and sites within 400 metres of land zoned, B3 Commercial Core, B4 Mixed Use or equivalent in a nominated regional centre, <p>The minimum car parking requirement for residents and visitors is set out in the Guide to Traffic Generating Developments, or the car parking requirement prescribed by the relevant council, whichever is less.</p> <p>The car parking needs for a development must be provided off street.</p>	Car parking has been provided as per the requirements of the Manly DCP.	YES
	Objective 3J-2 Parking and facilities are provided for other modes of transport.		Undercover bicycle parking has been provided on site.	YES
	Objective 3J-3 Car park design and access is safe and secure.		The carpark design is in accord with relevant standards.	YES

21 WHISTLER ST MANLY – MIXED USE DEVELOPMENT

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	Objective 3J-4 Visual and environmental impacts of underground car parking are minimised.		Access to storage for the adaptable apartments has been considered and provided in a level area away from the aisle of traffic / adjacent to a 'shared area'.	
	Objective 3J-5 Visual and environmental impacts of on-grade car parking are minimised.		On-grade parking and above ground parking are not included as part of the proposed development.	
	Objective 3J-6 Visual and environmental impacts of above ground enclosed car parking are minimised.			
Part 4 – Designing the Building				
Solar and Daylight Access	Objective 4A-1 To optimise the number of apartments receiving sunlight to habitable rooms, primary windows and private open space.	1. Living rooms and private open spaces of at least 70% of apartments in a building receive a minimum 2 hours direct sunlight between 9am and 3pm at mid- winter in the Sydney Metropolitan Area and in the Newcastle and Wollongong local government areas.	All open plan living / dining rooms of apartments receive a minimum of 2 hours solar access between 9am and 3pm on 21 June (at mid - winter). This equates to a total of 100% of apartments which achieves solar access compliance. Refer to Solar Access Report	YES
		3. A maximum of 15% of apartments in a building receive no direct sunlight between 9am and 3pm at mid-winter.	All Apartments receive sunlight	YES
	Objective 4A-2 Daylight access is maximised where sunlight is limited.			N/A
	Objective 4A-3 Design incorporates shading and glare control, particular for warmer months.		A BASIX Certificate included with this submission identifies that the proposed development achieves the required thermal comfort levels for a development of this scale. Proposed materials and finishes which incorporate shading and glare control measures are included within the	YES

21 WHISTLER ST MANLY – MIXED USE DEVELOPMENT

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			architectural documentation. These include external louvres and awnings, for example.							
Natural Ventilation	Objective 4B-1 All habitable rooms are naturally ventilated.		The site analysis contained within the architectural plans illustrates that prevailing winds originate from the north east. All habitable rooms have access to natural ventilation.	YES						
	Objective 4B-2 The layout and design of single aspect apartments maximises natural ventilation.		All apartments are cross ventilated	YES						
	Objective 4B-3 The number of apartments with natural cross ventilation is maximised to create a comfortable indoor environment for residents.	1. At least 60% of apartments are naturally cross ventilated in the first nine storeys of the building. Apartments at ten storeys or greater are deemed to be cross ventilated only if any enclosure of the balconies at these levels allows adequate natural ventilation and cannot be fully enclosed.	All apartments are cross ventilated	YES						
		2. Overall depth of a cross-over or cross-through apartment does not exceed 18m, measured glass line to glass line.		NA						
Ceiling Heights	Objective 4C-1 Ceiling height achieves sufficient natural ventilation and daylight access.	Measured from finished floor level to finished ceiling level, minimum ceiling heights are: <div><table><tr><th colspan="2">MINIMUM CEILING HEIGHT FOR APARTMENT AND MIXED USE BUILDINGS</th></tr><tr><td>Habitable Rooms</td><td>2.7m</td></tr><tr><td>Non-Habitable</td><td>2.4m</td></tr></table></div>	MINIMUM CEILING HEIGHT FOR APARTMENT AND MIXED USE BUILDINGS		Habitable Rooms	2.7m	Non-Habitable	2.4m	Measured from finished floor level to finished ceiling level, the proposed floor to ceiling heights are summarised below: <ul style="list-style-type: none">Ground (Military Road): 3.3 -3.6mTypical residential levels: 2.4 - 2.7mLevel 4 (fifth floor): 2.4 - 2.7m	
MINIMUM CEILING HEIGHT FOR APARTMENT AND MIXED USE BUILDINGS										
Habitable Rooms	2.7m									
Non-Habitable	2.4m									

21 WHISTLER ST MANLY – MIXED USE DEVELOPMENT

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		<table><tr><td>For 2 Storey Apartments</td><td>2.7m for main living area floor 2.4m for second floor, where its area does not exceed 50% of the apartment area</td></tr><tr><td>Attic Spaces</td><td>1.8m at edge of room with a 30 degree minimum ceiling slope</td></tr><tr><td>If located in mixed use areas</td><td>3.3m for ground and first floor to promote future flexibility of use</td></tr></table> <p>These minimums do not preclude higher ceilings if desired.</p>	For 2 Storey Apartments	2.7m for main living area floor 2.4m for second floor, where its area does not exceed 50% of the apartment area	Attic Spaces	1.8m at edge of room with a 30 degree minimum ceiling slope	If located in mixed use areas	3.3m for ground and first floor to promote future flexibility of use	Given the extent of commercial uses proposed, it is considered unnecessary to require Level 1 to be provided with floor to ceiling heights of 3.3m, particularly as it is highly unlikely that Level 1 would be converted to commercial uses following strata titling of the building as the site is located away from the core business strips of Manly					
For 2 Storey Apartments	2.7m for main living area floor 2.4m for second floor, where its area does not exceed 50% of the apartment area													
Attic Spaces	1.8m at edge of room with a 30 degree minimum ceiling slope													
If located in mixed use areas	3.3m for ground and first floor to promote future flexibility of use													
	Objective 4C-2 Ceiling height increases the sense of space in apartments and provides for well proportioned rooms.		All residential apartments have a minimum ceiling height of 2.7m in habitable rooms and apartment layouts have been designed to provide spacious, well-proportioned rooms.	YES										
	Objective 4C-3 Ceiling heights contribute to the flexibility of building use over the life of the building.		Ground floor ceiling heights of min. 3.3m allow for future flexibility of use of the Whistler St retail tenancy.	YES										
Apartment Size and Layout	Objective 4D-1 The layout of rooms within an apartment is functional, well organised and provides a high standard of amenity.	<p>1. Apartments are required to have the following minimum internal areas:</p> <table><tr><th>APARTMENT TYPES</th><th>MINIMUM INTERNAL AREA</th></tr><tr><td>Studio</td><td>35m³</td></tr><tr><td>1 bedroom</td><td>50m³</td></tr><tr><td>2 bedroom</td><td>70m³</td></tr><tr><td>3 bedroom</td><td>90m³</td></tr></table> <p>The minimum internal areas include only one</p>	APARTMENT TYPES	MINIMUM INTERNAL AREA	Studio	35m ³	1 bedroom	50m ³	2 bedroom	70m ³	3 bedroom	90m ³	Apartment areas are noted on the floor plans. All apartments comply with minimum area requirements	YES
APARTMENT TYPES	MINIMUM INTERNAL AREA													
Studio	35m ³													
1 bedroom	50m ³													
2 bedroom	70m ³													
3 bedroom	90m ³													

21 WHISTLER ST MANLY – MIXED USE DEVELOPMENT

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		bathroom. Additional bathrooms increase the minimum internal area by 5m ² each. A fourth bedroom and further additional bedrooms increase the minimum internal area by 12m ² each.		
		2. Every habitable room must have a window in an external wall with a total minimum glass area of not less than 10% of the floor area of the room. Daylight and air may not be borrowed from other rooms.	All habitable rooms have a window to an external wall with a total minimum glass area greater than 10% of the floor area of the room	YES
	Objective 4D-2 Environmental performance of the apartment is maximised.	1. Habitable room depths are limited to a maximum of 2.5 x the ceiling height.	Based on ceiling heights of 2.7m, habitable room depths are required to be limited to 6.75m. The scheme proposes single aspect apartments that are 6.75m or less to the rear of the kitchen from the nearest external opening.	YES
		2.		
	Objective 4D-3 Apartment layouts are designed to accommodate a variety of household activities and needs.	3. In open plan layouts (where the living, dining and kitchen are combined), the maximum habitable room depth is 8m from a window.	All units comply with this design criterion.	YES
		1. Master bedrooms have a minimum area of 10m ² and other bedrooms 9m ² (excluding wardrobe space).	All units comply with this design criterion.	YES
		2. Bedrooms have a minimum dimension of 3m (excluding wardrobe space).	All units comply with this design criterion.	YES
		3. Living rooms or combined living/dining rooms have a minimum width of:	All units comply with this design criterion.	YES

21 WHISTLER ST MANLY – MIXED USE DEVELOPMENT

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		<ul style="list-style-type: none">3.6m for studio and 1 bedroom apartments4m for 2 and 3 bedroom apartments.																	
		4. The width of cross-over or cross-through apartments are at least 4m internally to avoid deep narrow apartment layouts.		NA															
Private Open Space and Balconies	Objective 4E-1 Apartments provide appropriately sized private open space and balconies to enhance residential amenity.	1. All apartments are required to have primary balconies as follows: <table><tr><th>DWELLING TYPE</th><th>MINIMUM AREA</th><th>MINIMUM DEPTH</th></tr><tr><td>Studio</td><td>4m³</td><td>-</td></tr><tr><td>1 bedroom</td><td>8m³</td><td>2m</td></tr><tr><td>2 bedroom</td><td>10m³</td><td>2m</td></tr><tr><td>3+ bedroom</td><td>12m³</td><td>2.4m</td></tr></table> <p>The minimum balcony depth to be counted as contributing to the balcony area is 1m.</p>	DWELLING TYPE	MINIMUM AREA	MINIMUM DEPTH	Studio	4m ³	-	1 bedroom	8m ³	2m	2 bedroom	10m ³	2m	3+ bedroom	12m ³	2.4m	All apartments comply with the minimum numeric requirements, with Level 1apartments exceeding the minimum.	YES
		DWELLING TYPE	MINIMUM AREA	MINIMUM DEPTH															
	Studio	4m ³	-																
1 bedroom	8m ³	2m																	
2 bedroom	10m ³	2m																	
3+ bedroom	12m ³	2.4m																	
2. For apartments at ground level or on a podium or similar structure, a private open space is provided instead of a balcony. It must have a minimum area of 15m ² and a minimum depth of 3m.	No ground floor apartments are proposed.	YES																	
	Objective 4E-2 Primary private open space and balconies are appropriately	Private open space is directly accessible from the living	YES																

21 WHISTLER ST MANLY – MIXED USE DEVELOPMENT

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	located to enhance liveability for residents.		area of each dwelling.							
	Objective 4E-3 Private open space and balcony design is integrated into and contributes to the overall architectural form and detail of the building.		The balconies are integrated into the overall design development and form part of the detail of the building.	YES						
	Objective 4E-4 Private open space and balcony design maximises safety.		All balconies comprise balustrades of 1.0m in height to ensure safety is maintained and have sun-shading elements to protect from summer sun where required							
Common Circulation and Spaces	Objective 4F-1 Common circulation spaces achieve good amenity and properly service the number of apartments.	1. The maximum number of apartments off a circulation core on a single level is 8.	The lobbies are naturally ventilated and lit. Proposed development complies with this design criterion.	YES						
		2. For buildings of 10 storeys and over, the maximum number of apartments sharing a single lift is 40.								
	Objective 4F-2 Common circulation spaces promote safety and provide for social interaction between residents.		The proposal incorporates a single foyer on the ground floor. This provides opportunities for residents to interact. This is a separate entry from the proposed retails spaces. Retail patrons and staff do not need to enter the residential foyer.	YES						
Storage	Objective 4G-1 Adequate, well designed storage is provided in each apartment.	In addition to storage in kitchens, bathrooms and bedrooms, the following storage is provided:	The proposal provides for storage within the apartments and the basement levels. In most instances, the storage area exceeds the minimum design criteria. Storage is indicated with an 's' on the plans and is a flexible space that can be used as a study area or as a cupboard.	YES						
		<table><tr><th>DWELLING TYPE</th><th>STORAGE SIZE VOLUME</th></tr><tr><td>Studio</td><td>4m³</td></tr><tr><td>1 bedroom</td><td>6m³</td></tr></table>			DWELLING TYPE	STORAGE SIZE VOLUME	Studio	4m ³	1 bedroom	6m ³
		DWELLING TYPE			STORAGE SIZE VOLUME					
Studio	4m ³									
1 bedroom	6m ³									

21 WHISTLER ST MANLY – MIXED USE DEVELOPMENT

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		2 bedroom	8m ³			
		3+ bedroom	10m ³			
	Objective 4G-2 Additional storage is conveniently located, accessible and nominated for individual apartments.				Storage is primarily provided within each apartment. Additional storage for some units is provided within the basement.	YES
Acoustic Privacy	Objective 4H-1 Noise transfer is minimised through the siting of buildings and building layout.				An Acoustic Impact Report included with the submitted documentation considers the acoustic amenity of the proposed development and impact on surrounding development. Particularly with regard to apartments fronting Military Road, acoustic impacts from traffic noise have been addressed through balcony design and the provision of window glazing treatments.	YES
	Objective 4H-2 Noise impacts are mitigated within apartments through layout and acoustic treatments.					
Noise and Pollution	Objective 4J-1 In noisy or hostile environments the impacts of external noise and pollution are minimised through the careful siting and layout of buildings.					
	Objective 4J-2 Appropriate noise shielding or attenuation techniques for the building design, construction and choice of materials are used to mitigate noise transmission.				The proposal will comply with all relevant Australian Standards relating noise transmission and the recommendations in the Acoustic Impact Report.	YES
Apartment Mix	Objective 4K-1 A range of apartment types and sizes is provided to cater for different household types now and into the future.				The proposed development includes a range of apartment types and sizes to strengthen the diversity of residential accommodation in this local context. The development has also considered housing affordability given the site’s location and close proximity to public transport. The built-up, urban locality is a less desirable address for typical family households and this has been considered in the types and sizes of apartments provided. The development proposes the following apartment mix:	YES
	Objective 4K-2 The apartment mix is distributed to suitable locations within the building.					

21 WHISTLER ST MANLY – MIXED USE DEVELOPMENT

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			<ul style="list-style-type: none"> 1 bedroom x 0 – 0% 2 bedroom x 8 – 100% 3 bedroom x 0 – 0% <p>A total of 8 apartments are provided, of which 2 are nominated as adaptable</p>	
Ground Floor Apartments	Objective 4L-1 Street frontage activity is maximised where ground floor apartments are located.		The ground floor comprises 2 commercial/retail tenancies. Residential apartments are not proposed on the ground levels. Therefore, this objective is not relevant to the proposed development.	N/A
	Objective 4L-2 Design of ground floor apartments delivers amenity and safety for residents.			
Facades	Objective 4M-1 Building facades provide visual interest along the street while respecting the character of the local area.		<p>Proposed building façades are articulated and modulated through the use of balconies, varying windows, horizontal glass louvres, sliding screens, awnings and recessed elements.</p> <p>The building is within the visual curtilage of a Heritage item and the choice of materials and fenestration compliments the Item Refer Heritage architects Report</p>	YES
	Objective 4M-2 Building functions are expressed by the façade.			
Roof Design	Objective 4N-1 Roof treatments are integrated into the building design and positively respond to the street.		As demonstrated in the elevation drawings and photomontage a flat roof treatment is proposed, which assists in mitigating building bulk and overshadowing.	YES

21 WHISTLER ST MANLY – MIXED USE DEVELOPMENT

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	Objective 4N-2 Opportunities to use roof space for residential accommodation and open space are maximised.		Roof space is not accessible as Communal Open Space due to the numerous opportunities surrounding the site for active and passive activities.	N/A
	Objective 4N-3 Roof design incorporates sustainability features.		The proposal complies with requirements of BASIX and will include the required thermal insulation techniques. The roof space is used as a Detention Tank	YES
Landscape Design	Objective 4O-1 Landscape design is viable and sustainable.		The Landscaping at Level 1 affords screening and visual delight to residents and neighbours	YES
	Objective 4O-2 Landscape design contributes to the streetscape and amenity.			
Planting on Structures	Objective 4P-1 Appropriate soil profiles are provided.			
	Objective 4P-2 Plant growth is optimised with appropriate selection and maintenance.			
	Objective 4P-3 Planting on structures contributes to the quality and amenity of communal and public open spaces.			
Universal	Objective 4Q-1 Universal design features are included in apartment design		Two apartments are adaptable, A Disability Access Report	YES

21 WHISTLER ST MANLY – MIXED USE DEVELOPMENT

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Design	to promote flexible housing for all community members.		is included with the submitted documentation.	
	Objective 4Q-2 A variety of apartments with adaptable designs are provided.		The Disability Access Report demonstrates compliance.	YES
	Objective 4Q-3 Apartment layouts are flexible and accommodate a range of lifestyle needs.		All apartments are generously sized to maximise amenity and allow future flexibility for reconfiguration or adaptability.	YES
Adaptive Reuse	Objective 4R-1 New additions to existing buildings are contemporary and complementary and enhance an area's identity and sense of place.		The development does not propose new additions or adaptations to an existing building. Therefore, this objective is not relevant to the proposed development.	N/A
	Objective 4R-2 Adapted buildings provide residential amenity while not precluding future adaptive reuse.			
Mixed Use	Objective 4S-1 Mixed use developments are provided in appropriate locations and provide active street frontages that encourage pedestrian movement.		The site is considered suitable for the proposed mixed use development due to its prominent location on Whistler St and close proximity to public transport, ferries and regular bus routes. The proposed development aims to positively contribute to the public domain by providing an active retail tenancies on the ground level at the Whistler St frontage .	YES
	Objective 4S-2 Residential levels of the building are integrated within the development, and safety and amenity is maximised for residents.		Residential entry and circulation areas are clearly defined and directly accessible from Whistler St. Residential apartments have been integrated into the development.	YES
Awnings and Signage	Objective 4T-1 Awnings are well located and complement and integrate with the building design.		Steel and glass pedestrian weather canopies with lights are proposed along the entries to both the Whistler St. This is designed to address the amenity of the public domain and ensure pedestrian safety. Signage has been integrated into the building design and addresses the primary street frontage of . Whistler St	YES
	Objective 4T-2 Signage responds to the context and desired streetscape character.			

21 WHISTLER ST MANLY – MIXED USE DEVELOPMENT

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Energy Efficiency	Objective 4U-1 Development incorporates passive environmental design.		The BASIX Certificate included with the submitted documentation identifies that the proposed development achieves the required levels of thermal comfort for a development of this scale. The site's orientation and location on Whistler St. incorporates aspects of passive environmental and energy efficient design.	YES
	Objective 4U-2 Development incorporates passive solar design to optimise heat storage in winter and reduce heat transfer in summer.		Refer to the included BASIX Certificate, which addresses the provision of heating and cooling infrastructure within the proposed development. Awnings and adjustable screens are also proposed as passive solar design solutions.	YES
	Objective 4U-3 Adequate natural ventilation minimises the need for mechanical ventilation.		A total of 100% of apartments achieve cross ventilation. All apartments have access to natural ventilation, given operable windows and doors are provided to external elevations.	YES
Water Management and Conservation	Objective 4V-1 Potable water use is minimised.		Potable water use will be minimised where possible. The included BASIX Certificate identifies that the proposed development achieves compliance with water efficiency requirements.	YES
	Objective 4V-2 Urban stormwater is treated on site before being discharged to receiving waters.		A Stormwater Management Plan included with the submitted documentation illustrates that an on-site detention tank will be provided on the roof and will discharge to an existing stormwater connection.	YES
	Objective 4V-3 Flood management systems are integrated into site design.			
Waste Management	Objective 4W-1 Waste storage facilities are designed to minimise impacts on the streetscape, building entry and amenity of residents.		A Site Waste Management Plan is included with the submitted documentation and outlines waste avoidance,	YES

21 WHISTLER ST MANLY – MIXED USE DEVELOPMENT

DESCRIPTION	OBJECTIVE	DESIGN CRITERIA	PROPOSED	COMPLIANCE
			<p>minimisation and management strategies intended to be implemented as part of the mixed use development.</p> <p>The included architectural plans illustrate that waste storage areas have been separated from retail/commercial storage areas on the ground floor, in locations that are convenient and easily accessible.</p>	
	Objective 4W-2 Domestic waste is minimised by providing safe and convenient source separation and recycling.			
Building Maintenance	Objective 4X-1 Building design detail provides protection from weathering.		The design incorporates recessed balconies, eave overhang, expressed window heads and skillion roofs. Features which direct water away from the building proper minimising the risk of weather damage over time.	YES
	Objective 4X-2 Systems and access enable ease of maintenance.		All plant equipment is accessible, being located in the basement levels. Meters are provided on each level, which are readily accessible.	YES
	Objective 4X-3 Material selection reduces ongoing maintenance costs.		Materials selected are robust and long lasting with a preference for an applied external finish and or cladding onto a masonry structure. Windows and screens are powder coated aluminium.	YES